



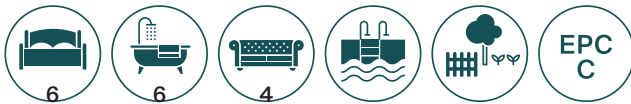
Melina Place, St John's Wood **NW8**



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An exquisite 6 bedroom family home (7,387 sq ft / 686.3 sq m) discreetly nestled behind a secure gated entrance in a quiet residential enclave with outstanding south facing garden and garage.

Once the home of E.H Shepard, the illustrator of Winnie The Pooh, this sensational house has been meticulously designed and comprehensively re-developed by the current owners to create a sophisticated and luxurious home served by a lift to the principal floors and encircling the superb landscaped garden. The expansive ground floor features extensive open plan entertaining and living spaces framed by two pavilions with floor to ceiling sliding doors overlooking the garden and providing an abundance of natural light.



Guide price

£15,950,000

Tenure

Freehold

Local authority

City of
Westminster





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The first floor features an excellent principal suite with dressing room and spacious bathroom with three further bedroom suites across the first and second floors, one with a 27ft south facing roof terrace. The lower ground floor offers generous amenity space comprising a swimming pool, gym, steam room, sauna and changing facilities together with a bar, media/games room. In addition, there is a guest suite and staff accommodation.

The houses also benefits from air conditioning, storage and a two car stacking garage.

Situated in a tranquil cul de sac, this exceptional house is centrally positioned for the numerous pavement cafes, restaurant and boutiques of St John's Wood Hight Street together with the Little Venice and the Regents Canal.









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Approximate Gross Internal Area = 686.3 sq m / 7387 sq ft
(Including Basement / Loft Room)



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I would be delighted to tell you more.
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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